New Lighting System Celebration for White Plains.

MAYOR ACTIVE IN THE ARRANGEMENTS

Soldiers, Firemen and Decorated Automobiles Will Take Part in Parade.

Elaborate plans have been completed for the opening of the "White Way" relebration at White Plains on September 2, which promises to be one of the biggest in the history of the village. Mayor John J. Brown, is at the head of the plan and scope committee and has worked hard to make the affair, in honor of the new lighting system a success.

Westchester County and incidentally is the largest village in the Empire State,

and is steadily growing.
On the outskirts of the town are the large country homes of a number of wealthy New Yorkers, who are to join in the celebration by entering automo-biles, which will be gaily decorated for

extended across The Bronx River, past the New York Central's new station to Central av.

It is planned to have three divisions in the parade with half a dozen bands and as the parade passes through the White Way, with a pyrotechnic display all along the line of march. One division will be made up of the volunteer firemen who will have their annual inspection on the same evening and there will be visiting firemen from other towns. The guests will march with the local firefighters. There will be a military division headed by Company L of White Plains. The battalion will be made up of the various commanies in Mount Vernon and Yonkers who will be under command of Major Ralph M. Glover. A civic division will be made up of civic and fraternal bodies in White Plains.

The reviewing stand will be at Main and Court sits, where the village officials and other citizens will review the parade.

It is also expected that the women

parade.
It is also expected that the women of the town who took such an active part in the clean up of the village will take part in the parade.
The various committees in charge of

The various committees in charge of the affair are:

Plan and scope committee, Mayor John J. Brown, chairman; Charles H. Tibbits, Phillip B. Parker, Robert C. Bromm, William H. Patterson, Fred Berges, Sheriff J. Doyle, J. H. Armbruster, Major Ralph M. Glover, Frank J. Lamb, Captain Frederick W. Cobb and Alderman G. A. Thompson, Auditing committee, William J. Weise, chairman; David E. Seboyar, David Cromwell, John Snedeker and John Burling, Finance committee, I. Howard Kinen, Chairman; J. T. Lockwood, Paul Pincus, M. M. Hayes, Henry A. Vogt, R. N. Henry, Henry Fulle and Admiral Dot.

QUICK RESALE OF FARM

Frederick Zittel & Sons, in conjunction with William B. Young, have resold for the Charles Hensle Construction Company the Rockland Park Farm, centaining 304 acres, between Blauvelt and Nyack, N. Y. This farm was taken in trade by the seller about a month ago for the Lavalette Court, at the northeast corner of Nagle av. and Arden at

REAL ESTATE FOR SALE OR TO LET



27 Minutes from Penn. Terminal.







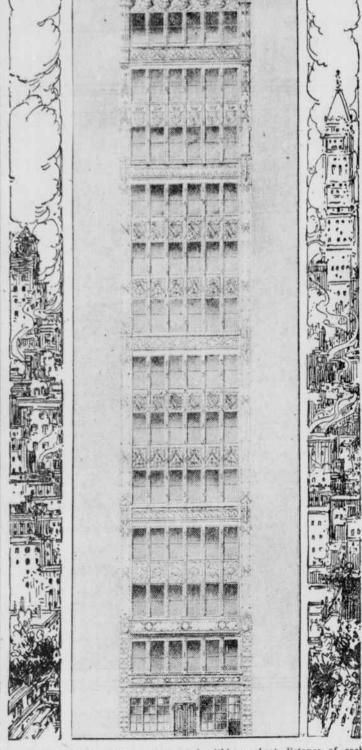
HARLEM MASONIC TEMPLE, ball-lodge rooms, reasonable. Barnett & Co., 11 East 125th st.

FURNISHED APARTMENTS.

FACING THE HUDSON.

Five rooms and bath, furnished, until
Oct. 1, at \$49.90 a month, cost unfurnished.

Magnificent view. Aupply Supt., 78 Northetn Ave. Cor. West 151st 84.



One of three similar hotels to be erected within a short distance of each other by Edward W. Browning. Buchman & Fox are the architects.

ACTIVITY ALONG CARE FOR MANY COMMUTING ZONE APARTMENT HOUSES

nounced in New Jersey, Especially About Elizabeth.

into the location, the surroundings, the improvements and everything that bears on his future profit and happi-

\$300,000 Bronx Apartment. | surrounding property. One of the largest apartment houses in Bronx Borough will be built at the southeast corner of Decatur av. and 193d st., plans for which have been L. Korn to George W. Sanders & Henry L. Korn to Ge

Encouraging Operations An- Properties Under the Management of F. R. Wood, W. H. Dolson Company.

offered at low rentals.

East Side Dwelling Sold.

John J. Kavanagh has sold for Simor Nachtigall to C. W. Davis 59
East 87th st., a three story dwelling, on lot 17.2x100.8½.

William R. Bing has sold the Valentine property, corner of Regent st. and Westchester av., Port Chester, to W. W. Tears, of Peckskill, who will erect an apartment house on the Westchester av, frontage.

Doctor Leases Apartment. House at Greenacres Leased.

Pease & Elliman have leased for the Sperry & Hutchinson Company an apartment in their new house at 157 on Colvin Place, Greenacres, to F. West 79th st. to Dr. P. A. Holdridge. Bramhall Geddes.

SUPERIORITY OF

Those on Good City Real ty Readily Cashed, Says Morgenthau.

PREFERS THEM TO GOVERNMENT BONDS

Believes Money Market Will Not Suffer Much if European War Is Brief.

By M. MORGENTHAU, JR. In considering the effect of the European war on our New York City mortgage market, we must not forget first of all that this unexpected catastrophe has fortunately come at the very dullest period of the year. Under normal conditions business would be almost at a standstill at this time of the year. If this war is as brief as we have

every reason to hope, now that England and possibly Japan have joined the German foes, then I believe that the actual effect on our mortgage market will be negligible. Of course, under the most favorable circumstances a war such as this will surely cause a great demand for money. All the foreign nations have already put out war loans, and in due course these new issues of securities are bound to cause a rise in our interest rates. As these new securities will sooner or later compete in this market for funds, some of which would be invested in first mortgages. I am inclined to think that this will cause a gradual rise in interest rates.

On the other hand, it must not be forgotten that the very fact that such an impossible war should develop so suddenly and involve practically all the European nations ought to demonstrate the great superiority of good first mortgage investments over foreign government securities. The argument has always been held forth in favor of these and other bonds dealt in on the exchanges that they are su-perior to first mortgage investments because of their ready convertibility through the possibility of sale for cash at any time in the world's markets. The recent experiences in the financial world, which have caused the closing of the exchanges both here and abroad, have demonstrated the fallacy of this have demonstrated the fallacy of this argument. I venture to say that a choice first mortgage on good New York City property can be more readily cashed and with less loss to-day than any of the other securities which have been purchased recently by investors. It is very difficult to prophesy the probable effects on our mortgage marke in the event of a long drawn out conflict. There is every evidence that the financial powers here have the situation so well in hand and are co-operating with the government at Washington so effectively that no great money stringency will develop. As there will be very little demand for money for real estate speculation and as new building operations have been almost entirely curtailed, the demand for mogtgage funds, ought to be very light. As a matter of fact, we have not had a single case where an owner has come to us in great need for funds and on the other hand we have had several have demonstrated the fallacy of thi

Cially About Elizabeth.

Significant with the fact that June and July are usually dull months in suburban real estate buying, reports from operators and dealers in the New Jersey commuting zone around about Elizabeth have been encouraging.

While the sales have not been great in numbers as compared to transactions of other years, the buying has been of a variety that shows discrimination on the part of home seckers.

The speculative element has been almost entirely climinated, and in consequence the total figure of each purchase has been correspondingly higher, so that the grand total in dollars in this section has nearly equalled sales of past years.

The seeker of a suburban home now uses the same careful judgment when he buys in the suburbs that he exerties in his business. He looks carefully into the location, the surroundings, the improvements and everything that bears on his future profit and happi-

mortgages in the present market, provided they show a disposition to meet the holders of the mortgages in the right spirit. The lenders do not wish to take the property, or to force the situation, and as long as they receive their interest and are assured of the

STORES

**Southeast corner of Decardation for the Proposed apartment will have been stories and stores, covering an area 108x223.8 feet, and will be crected by the Wedgewood Company, Henry Harben, suitable all kinds of business; rents \$300 up.

STORES

**Corner of Decardation in the reas country near New York consuit The Country Home League, 193d st., plans for which have been filed.

The proposed apartment will have seven stories and stores, covering an area 108x223.8 feet, and will be crected by the Wedgewood Company, Henry French windows opening into the Weight of Corner of Roman sunken gardens, so that guests in the ground floor atore in building 924 and all the design of Roman sunken gardens, so that guests in the Madison av., between 73d and 74th sts. In the proposed apartment will be crected by the Wedgewood Company, Henry French windows opening into the Weight of Roman sunken gardens, so that guests in the Madison av., between 73d and 74th sts. In the proposed apartment will be crected by the Wedgewood Company, Henry French windows opening into the Weight of Roman sunken gardens, so that guests in the Madison av., between 73d and 74th sts. In the proposed apartment will be crected by the Wedgewood Company, Henry French windows opening into the Weight of Roman sunken gardens, so that guests in the ground floor atore in building 924 and all the design of Roman sunken gardens, so that guests in the ground floor atore in building 924 and all the design of Roman sunken gardens, so that guests in the ground floor atore in building 924 and 74th sts.

STORES

The premises are now being altered.

**Weight and The Proposed Amades and Table Sunken gardens, so that guests in the ground floor atore in building 924 and 74th sts.

**Weight and The Proposed Amades Am

Big Buildings Planned This Year

Offices, 51 stories, 198x165 feet; or whole plock bounded by Broadway, 57th and 85th sis. Association: Hudson Maxim, president,
architects, Kribball & Robert Control, 190x100 feet, at 180 foreadway, contract, the
architects, Kribball & Robert Control, 190x100 feet, at 20,000,000
Offices, 22 stories, 79x100 feet, at 60 feed only cover, America, 180x100 feet, at 20,000,000
Offices, 22 stories, 79x100 feet, at 60 feet only 190x100 feet, at 60 feet, at 6

cost
Apartment house, 6 stories, 102x151 feet, at 838 to 844 Riverside Drive;

Stores and lofts, 12 stories, 50x100 feet, at 13 stories and Edward owner, 15 West 44th St. Co., Inc.; architects, George and Edward Blum; cost.

Offices and lofts, 16 stories, 45x100 feet, at 441 and 443 West 55th st.; Owner, Alida Beekman Emmet; architect, Henry B. Herts; cost. owner, Alida Beekman Emmet; architect, Henry B. West 35th st.; Stores and lofts, 12 stories, 56x88 feet, at 35 to 39 West 35th st.; owner, estate of William T. Bull; George W. Young, trustee; architects, Warren & Wetmore; cost.

Stores and showroom, 107x123 feet, at 2148 to 2156 Broadway; owner, Amos Pinchot; architect, Walter Haefel; cost.

Apartment house, 6 stories, 125x90 feet, at 55 to 63 West 110th st.; owner, June Construction Co.; architects, Gronenberg & Leuchtag; cost.

Apartment house. 6 stories, 125x90 feet, at 45 to 53 West 110th st., owner, June Construction Co.; architects, Gronenberg & Leuch-

REAL ESTATE FOR SALE OR TO LET REAL ESTATE FOR SALE OR TO LET NEW JERSEY.

Delightful Home Overlooking Water Fine Old Trees

Plot 100 by 237 Feet

PRICE \$7,500

Of which \$5,000 May Remain on Mortgage Balance, \$2,500, on Very Easy Terms 44 Minutes on Lackawanna R. R.

VERY CONVENIENT TO EXPRESS STATION.



10 Large Rooms, 3 Baths

place; beamed ceiling, walls panelled in hardwood, Craftsman dining room, Dutch rafter ceiling and walls panelled. Four large bedrooms in suite; 2 tiled baths, ample clothes and linen closets on second floor. Two large master bedchambers; sewing room-bath and storage

Large verands and open terrace commanding superb water views. Parquet floors; hardwood trim; steam heat; electric light; large return veranda. Toilet, laundry, cold closets, in cellar.

Fine neighborhood, cultured, congenial people; established social centre; select country club and social organizations; every convenience, schools, churches, markets near by. Best of outdoor sports; tennis, boating, bathing, fishing; in winter, tobogganing, skating, hockey, ice boating. Highest, healthiest altitude within commuting

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Now Open for Inspection New Idea Small Apartments

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Only Upon Inspection Can You Appreciatethe advantages "The Belnord" offers you as a city home. Every conceivable comfort

achievement in apartment house construction Broadway, 86th to 87th Street

MORNINGSIDE PARK **APARTMENTS**

4 Rooms, \$40-\$45 \$50-\$60 \$60-\$75 \$80-\$85

40 MORNINGSIDE AVE CORNER WEST 118TH ST.

THE BORCHARDT 220 West 98th St., S. E. Cor. B'way.

7-8 LARGE ROOMS, \$1,400-\$2,000 5 Large rooms, fower bath, \$1,300.\$1,400 extra main's Rooms, \$1,300.\$1,400 2-3 Fischmette Apartments, \$720-\$1,020

THE STUART ARMS

Large ROOMS \$1,500-\$1,600 LARGE ROOMS hath. Kitchenette Apartments. \$480-\$660 THE WILMINGTON

7.8.9 LARGE HOOMS \$1,200-\$1,400 Abundant closets; efficient service; exceptional value.

BACHELOR APARTMENTS,

111 WEST 43D ST.

1 and 2 Rooms and Bath, 435 to 345.

ASHFORTH & CO. 11 EAST 42D ST.

BACHELOR APARTMENTS,

305-310 WEST 157H ST.

2 Rooms and Bath, 425.

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BACHELOR APARTMENTS,

N. E. Cor. Lexington Av. and 34th St.

EAST SIDE. No. ONE LEXINGTON AVE.

The CHESTERFIELD

All outside rooms. Wide halfs. Spa-us fovers. Abundance of closet m. Butler's panties. Service quar-shave entrance from public half i are separate from Master's rooms. Edicient day and night services, in-difficient day and night services, in-ding door arm carriage attendance, use constantly under supervision of

'YORKTOWN COURT'

N. E. Corner Fort Washington Av. and 162d St.

Rents \$420-\$840 Inquire Supt. on premises, or

I. ROMAINE BROWN CO.

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BOROUGH OF THE BRONX.

MAPES AV., 1970 (just north of 177th et.)—
Very destrable four and five room apathments, with all improvements; light and five class; to small Christian families; rents, \$2 to \$27; immediate possession; no connection with adjoining houses. Apply to smitter of J. C. HULLs, fir, agent, No. 25 2d av., corner lith st., N. Y. City.

SPENCER ARMS 9 to 13 Rooms St. 200 and spward. S. E. Cor. Broadway and 69th St. & 3 Baths St. 200 and upward. S. E. Cor. Broadway and 69th St. & 3 Baths St. 200 and upward. S. E. Cor. Broadway and 69th St. & 3 Baths St. 200 and upward. S. E. Cor. Broadway and 69th St. & 3 Baths St. 200 and upward. S. E. Cor. Broadway and 69th St. & 3 Baths St. 200 and upward. S. E. Cor. Broadway and 69th St. & 3 Baths St. 200 and upward.

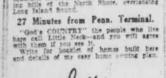
White Plains is the county seat of

the occasion.

Not alone will Main st., on which the Court House is situated, be a White Way, but the lighting system has been extended across The Bronx River, past the New York Central's new station



How Much Do You Give Your Landlord Every Month? if you pay \$50-\$25-\$46 or more you are turnwing away a wenderful opportunity to OWN A HOME OF YOUR OWN.



REAL ESTATE.



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No. of R'ms. | Rent.

FIRST MORTGAGES

Apartment house, 6 stories, 102x151 feet, at 838 to 844 Riverside Drive; owner, Sand Construction Co.; architect, Samuel Katz; cost.

Apartment house, 5 stories, 102x101 feet, at the southwest corner of Fort Washington av. and 162d st.; owner, Friedman Construction Co.; architects, George and Edward Blum; cost.

Church, 1 story, 100x160 feet, at 401 to 407 West 114th st.; owner, Novitlate of the Fathers of Mercy; architects, Cross & Cross; cost. Novitlate of the Fathers of Mercy; architects, Cross & Cross; cost. Store and factory lofts, 12 stories, 74x90 feet, at 233 to 239 West 36th st.; owner, Holland Holding Co.; architect, Frederick Zobel; cost.

Storas and lofts, 12 stories, 50x100 feet, at 15 and 17 West 44th st.; owner, 15 West 44th St. Co., Inc.; architects, George and Edward Blum; cost

Apartment house, 6 stories, 125x90 feet, at 45 to 53 very covery. June Construction Co.; architects, Gronenberg & Leuchowner, June Construction Co.; architects, Gronenberg & Leuchtag; cost

Apartment house, 6 stories, 150x88 feet, on the south side of 151st st., 150 feet west of Broadway; owner, City Construction Corporation; 150 feet west of Broadway; owner, City Construction Corporation; 150 feet west of Broadway; owner, City Construction Corporation; 150 feet west of Stories, 49x89 feet, at 63 and 65 West 36th st.; owner, 385 Park Av. Co.; E. Clifford Potter, president; architects, Rouse & Goldstone; cost.

Apartment house, 6 stories, 115x87 feet, at 305 to 317 West 45th st.; owner, Vincent Astor; architects, Tracy & Swartout; cost.

Owner, Vincent Astor; architects, Tracy & Swartout; cost.

The Publing house, 5 stories, 155x33 feet, at the southeast corner of 70th 150 feet, 150 f

Hospital, 10 stories, 84x/6 feet, at 230 and 202 West 123d st.; architects, Reliable Engineering Co.; cost

Lofts and offices, 14 stories, at 121 to 125 West 48th st.; owner, Alt Realty Co.; architect, William H. Gompert; cost.

Apartment house, 9 stories, 55x85 feet, at 118 to 122 West 123d st.; owner, Patrick McMorrow; architects, Neville & Bagge; cost.

Owner, Patrick McMorrow; architects, Neville & Bagge; cost.

Apartment house, 6 stories, on the north side of 181st st., 138 feet west of Northern av.; owner, Harvey Realty Co.; architects, Schwartz & Gross; cost.

Apartment hotel, 12 stories, 100x25 feet, at 290 and 202 West 56th st., southwest corner of Seventh av.; owner, Theodore W. Myer; architects, Buchanan & Fox; cost.

Loft, 12 stories, 100x98 feet, at 8 to 14 West 30th st.; owner, Runline Realty and Construction Co.; Maurice Runsch, president; architect, Thomas W. Lamb; cost.

Apartment house, 6 stories, 93x122 feet, at the southeast corner of 172d st. and Fort Washington av.; owner, Tilman Construction Co.; architects, Neville & Bagge; cost.

Apartment house, 6 stories, 98x90 feet, at the northeast corner of 171st st. and Fort Washington av.; owner, Tilman Construction Co.; architects, Neville & Bagge; cost.

Apartment house, 6 stories, 10x86 feet, on south side of 142d st., 161 feet east of Riverside Drive; owner, V. S. Building Co.; architect, Charles B. Meyers; cost.

Apartment house and stores, 6 stories, 99x105 feet, at 176th st and 5t. Nicholas av.; owner, Stephen J. Egan; architects, Neville & Bagge; cost.

Eagge; cost.

Apartment house and stores, 9 stories, 1. Egan: architects, Neville & St. Nicholas av.; owner, Stephen J. Egan: architects, Neville & Bagge: cost
lice plant, 5 stories, 112x90 feet, at the northeast corner of Broome and Elizabeth sts.; owner, Ice Manufacturing Co.; architects, Mortensen & Co.; cost.

Apartment house, 5 stories, 100x90 feet, at the northeast corner of 207th st. and Sherman av.; owner, Halpin Realty Co.; architects, Moore & Landsledel; cost.

Moore & Landsledel; cost.

Moore & Landsledel; cost.

More & Landsledel; cost.

More, St. Ignatius Loyola; afchitect, William Weissenberger, Ir.; cost.

St. Ignatius Loyola; afchitect, William Weissenberger, Ir.; cost.

Theatre, dance hall and stores, 2 stories, 88x162 feet, at the southwest corner of 90th st. and Broadway; owner, Robert Goelet; architect, Thomas W. Lamb; cost.

Thomas W. Lamb; cost.

Store and lofts, 10 stories, 45x80 feet, at 9 and 11 East 19th st.; owner, estate of Ogden Goelet; Edward De Witt, trustee; architect, John H. Duncan; cost.

School, 5 stories, 51x100 feet, at 123 to 127 East 85th st.; owner, Yorkville Talmund Torah School; architect, Benjamin W. Levitan; cost.

Yorkville Talmund Torah School; architect, Benjamin W.
Vorkville Cost
Levitan; cost
Lowelling house, 7 stories, 41x90 feet, at 9 East 70th st.; owner,
Helen I. James, Cold Spring Harbor, Long Island; architects,
Trowbridge & Livingston; cost
Lowelling house, 5 stories, 35x102 feet, at 5 and 7 East 79th st.;
Dwelling house, 5 stories, 35x102 feet, at 5 and 7 East 79th st.;
Owner, trustee for Mrs. Elvira B. Fischer; architect, H. Van
Beren Magonigle; cost
Apartment house, 6 stories, 96x85 feet, at the northwest corner of
Apartment house, 5 stories, 100x90 feet, at the northeast corner of
Sherman av. and Academy st.; owner, Jacob Ruppert Reality
Corporation; Jacob Ruppert, president; architects, Moore &
Landsiedel; cost
Stores, offices and show rooms, 75x98 feet, at 104 to 108 East 23d st.;
owner, United Charitles; architect, Philip H. Ohm; cost

bronze cars.

The contract for the structural steel work has been started on the buildings, which are expected to be completed by December 1. The architects are Buchman & Fox, who have also built a number of other buildings for Mr. Browning.

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Frank L. Fisher Company has leased for Courtland H. Young to Lavinia C. Parker and Amelia S. Parker the four story dwelling 164 West 78th st.

The Houghton Company has leased the five story American dwelling 253 West 102d st., for Ada Schwal to R. Aarons for a term of years.

Aarons for a term of years.

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NEW BUILDING Between Columbus & Amsterdam Avs.

EXTRA LARGE ROOMS

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\$1,200 to \$2,400 yearly.

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If You Are Looking for a GOOD APARTMENT "PRINCE'S COURT"

THE LORING, \$50-505 202 WEST 74TH ST. J. E. WHITAKER, 2,108 B'way, 7 4th St.

city. A number of apartments are offered at low rentals.

city and accounty commits himself to a locality. Operators and dealers in and around El Mora, one of the newest developments in the commuting zone and adjacent to Elizabeth, have found this year more than ever that to even present a real estate proposition to an interested party it must conform to the rigid exactions or demands established by previous purchasers.

The opening of the several new trolley lines from Elizabeth as a starting point has had its effect in bringing some remote districts in close touch with the city centre. The recent additional appropriation by the city council to plant trees and repare some of the important theroughfares in outlying districts has added force to the grad. Floral Park, Oceanside and East Reckaway. Lynbrook, Rockville Centre and Freeport also displayed a satisfactory movement in real estate. Plant Three new streets are now being brick, whereas to-day it presents the appearance of a well populated residential section. There has been a steady in established by the additional section. There has been a steady in established by the electrified branches of trains that formerly passed through but which now stop. Express service with, one stop at Elizabeth has proved goothing and agreeable to the city where, who seeks freedom from congestion and the advantages of suburban life.

Stone of the internal partment, one of the internal partment houses of the contributory and partment that midsummer activity was more apparent than midsummer activity was more apparent than midsummer activity was more apparent than internal partment to the city centre. The recent she proved solving and agreeable to the importance of trains that formerly passed through but which now stop, Express service with, one stop at Elizabeth has proved goothing and agreeable to the city worker, who seeks freedom from congestion and the advantages of suburban life.

Stone of the first and the provided partment houses the provided partment houses are provided p

Agent.

for safety and comfort. There will be four suites, each consisting of two rooms and bath, on each floor, with parquet floors throughout, including foyer hall, with baths, having mosaic floors and tile wainscoting, with public halls of marble mosaic and marble wainscoting.

The buildings will also contain a dining room and kitchen; the dining room will be on the ground floor, with French windows opening into the yard, which will be in the design of Roman sunten gardens, so that guests in the

The buildings will be skeleton construction; the exterior will be English Gothic style, with the finest kind of ornamental terra cotta throughout. The contract has been made for making and furnishing all the terra cotta for the entire fronts and returns of both sides of each building. The entrance hall will be made attractive and treated with imported marbles. Contracts have been closed for the newest and latest type of overhead traction, high speed electric elevators, with bronze cars.

125,000 120,000 115,000 110,000

100,000

100,000

125,000

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200,000

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175,000 175,000

175,000

150,000

150,000 150,000

150,000

150,000

226 West 97th St., Large ROOMS \$1 100,000 100,000

N. E. Cor. Lexington Av. and 34th St. 2 Rooms and Bath, \$55 and \$50, ASHFORTH & CO., 11 EAST \$2D ST.

GRAMERCY PARK.

Duplex Apartment. 7 rooms, 2 balls, \$1,300.

Duplex Apartment. 11 rooms, 3 balls, \$4,500. GAINES & DRENNAN CO. 25 E. 26 St. Phone Mad. Sq. 311.